

SHEFFIELD PLAN EXAMINATION HEARINGS

AGENDA

Tuesday 30th September 2025

9.30am at Sheffield Town Hall, Pinstone Street, S1 2HH

PROPOSED ADDITIONAL SITE ALLOCATIONS (May 2025)

General strategy and approach to site selection (Day 2)¹

Please note:

- The session is scheduled to run for the whole day (until about 5pm)
- The Council published the 'Proposed Additional Site Allocations' document in May 2025 for consultation (EXAM 124). The consultation document, supporting evidence and representations can be viewed on the Council's Local Plan webpage.
- The hearing programme will be updated to include a list of participants.
- If you wish to attend the hearing session just to observe, please contact the Programme Officer in advance. Alternatively, the hearing sessions will be livestreamed and available to watch online.

PROPOSED ADDITIONAL SITE ALLOCATIONS - GENERAL STRATEGY AND APPROACH TO SITE SELECTION (DAY 2)

1. Inspector's introduction

Other infrastructure needs

2. Transport infrastructure (Transport Assessment documents EXAM 132A-F and Infrastructure Delivery Plan EXAM 128)
- Council's approach to transport modelling and assessment
 - Costings and delivery of identified strategic road network and local road network mitigation measures in EXAM 132A/D.
 - Overall strategy for reducing traffic levels and congestion in the city.

¹ 'General strategy and approach to site selection' will be dealt with over 2 days, on 29th and 30th September 2025.

3. Open space infrastructure and ecology
 - Is the Council seeking to deliver the open space provision standards in paragraph 4.25 in the Consultation Paper (EXAM 124), or those in Policy NC15?
 - Does the Council have a strategy for providing new greenspace and improving the quality/accessibility of existing greenspace, including remaining land in the Green Belt? (having regard to paragraph 147 in NPPF 2023 and the 'Golden Rules' in paragraph 156 in NPPF 2025)
 - How does this strategy link to the 'provision of alternative greenspaces' mitigation measure outlined in the Council's Habitats Regulations Assessment (May 2025) (EXAM 126) and to the emerging Local Nature Recovery Strategy (see item 9 below)?
 - How will the strategy for providing additional/upgraded greenspace be funded and delivered?
4. Health infrastructure (Infrastructure Delivery Plan, EXAM 128)
 - What is the 'SAPA 2 Primary Care Hub scheme', referenced in the table on page 27? Has funding and a specific site been secured?
 - What further work is planned to assess the effect of growth in Rotherham (as referenced on page 27 for SES29 and SES30)?
 - Funding sources for primary healthcare expansion
5. Flood risk and sewerage - costs and delivery mechanisms for sewage facility upgrades (UT1 to UT21 in the Infrastructure Delivery Plan, EXAM 128)
6. Any other comments on infrastructure evidence or other supporting evidence?

Site assessment and selection process for housing/employment land

7. Appraisal of strategic locations for growth, as set out in the Integrated Impact Assessment Update and Addendum (IIA) (2025) (EXAM 125B)– purpose and value of this appraisal? How did the results feed into the site selection process?
8. How were the results of the Level 2 SFRA Screening Reports (EXAM 133A-X) incorporated into the IIA work and the site assessment work on additional sites?

9. Local Nature Recovery Network and Strategy
 - Progress with production of Local Nature Recovery Network and strategy?
 - Use of the 2021 Natural Capital Opportunity Maps for assessment work on the additional sites.
 - Wildlife Trust's Nature Recovery Network mapping.
 - Status of areas identified as potential opportunities for nature creation in the above studies.
10. Stage 1 of site assessment: Identifying site options (as set out in the Selection of Sites for Green Belt Release Topic Paper (2025) (EXAM 130) and Site Selection Methodology (2023) (CD56))
 - Were all promoted omission sites in the Green Belt included in the list of sites to appraise? (e.g. sites submitted during the call for sites or promoted at subsequent stages of the plan examination). Were any of the promoted sites missed in error, or incorrect boundaries appraised?
11. Stage 3a: site suitability – Sustainability Appraisal indicators
 - Best and most versatile agricultural land – what is the difference between the 'neutral' and 'minor negative impact' categories? Should investigation of Grade 3a status be devolved to the planning application stage?
 - Air pollution - definition of 'air quality exceedance area' used in the appraisal process and how it relates to areas where nitrogen dioxide limit values have been exceeded (in the Air Quality Annual Position Statement 2024 (EXAM 75)).
 - Distance to Core Public Transport Network (CPTN) indicator and creation of an updated CPTN zone.
 - Any comments on other indicators?
12. Stage 3a: site suitability – planning appraisal
 - What site densities were applied to the additional proposed sites?
 - How did the Council take account of the value of each site to the local community, in terms of the general walking and recreational opportunities and benefits in terms of health and well being?
 - How did the Council take account of impacts on the separate identity and character of settlement/areas?
 - Flood risk sequential test.
 - Any other comments on the planning appraisal stage?
13. Stage 3a: site suitability – Green Belt assessment
 - What were the separate towns/settlements for the application of Green Belt purpose 2?

- What regard was had to whether sites could potentially satisfy the definition of Grey Belt?
- Any other comments on the Green Belt methodology?
- Any comments on the Green Belt parcel appraisal results in the Green Belt Review Update (November 2024) (EXAM 95A) Appendix A?

[Please note, the Council is due to produce Green Belt assessments for sites NES36 and SWS19 as the site boundaries differ from the parcels appraised in EXAM 95A. These will be placed on the website prior to the hearing and participants notified.]

14. Stage 3b – shortlisting and identification of proposed site allocations

- Any comments on the process of reducing shortlisted sites to the final list of sites?

[Please note, the Council is due to produce further evidence on Stage 3b in an update to EXAM 130 prior to the hearing session. This will be placed on the website and participants notified]

- Role of safeguarded land.

15. Stage 4 – availability

- What further availability checks were undertaken, as referred to in paragraph 3.35 in EXAM 130?
- Is the Council satisfied that all of the proposed additional sites are available for development?

16. Has the Council undertaken sustainability appraisal and site assessment of any new potential site options that have been put forward as part of the consultation on the proposed additional sites in May 2025?

17. Does the site appraisal evidence show that the proposed additional site allocations close to the Peak District National Park will not damage the Park's natural beauty or limit people's ability to enjoy it?

18. Any other comments on the Council's housing and employment site appraisal and selection methodology?

General site wording issues

19. Policy condition relating to Local Wildlife Sites/Ancient Woodland

- How were the general buffer distances derived?
- Should the condition be modified to state that the distance is a minimum and that the exact extent will be informed by further site-specific ecological appraisal work?

20. Policy condition relating to assessment of environmental impacts and compensatory improvements to remaining areas of Green Belt
- What would a 'comprehensive assessment' involve, as referred to in the first sentence?
 - In the second sentence, is the wording 'where appropriate' justified?
 - Should the site policy conditions refer to specific greenspace improvement/compensatory schemes or a greenspace strategy document?
21. Access and highways
- Wording of the general transport condition in Policies NES36, SES29, SES30, CH03 and CH04
 - Inclusion of key requirements in the site policies.

Gypsies and Travellers and Travelling Showpeople²

22. Does the reason for rejecting the Hesley Wood site for Travelling Showpeople accommodation, as listed in paragraph 9.3.9 in the updated Integrated Impact Assessment (EXAM 125), still apply? Did the Eckington Way site score better than the Hesley Wood site option in other ways?
23. Inspector's concluding remarks on Gypsy and Traveller and Travelling Showpeople provision in the plan

² This section is a follow-up to the hearing session on 26 June 2024, and relates to updated evidence on Gypsy and Traveller and Travelling Showpeople site options which was requested by the Inspectors.